

Leiper's Fork Village District (LFV)

(1) Purpose and Intent

The purpose of the Leiper's Fork Village District (LFV) is to implement the vision and policies of the Leiper's Fork Village Special Area Plan, which strives to preserve, protect, and enhance the village's unique, small town character. The development standards established for this District are intended to:

- Ensure new development is compatible with the scale and character of the Village and complements the Village's unique identity and sense of place;
- Encourage a continuation of the Village's traditional development pattern;
- Encourage and allow complementary land uses that promote a sustainable form of growth and bolster community activity while discouraging those that are inconsistent with the character of the Village; and
- Preserve and enhance open space and natural resources within the Village.

(2) Establishment of the Leiper's Fork Village District Subareas

Leiper's Fork Village consists of two distinctly different community areas in terms of overall character and historic patterns of development. In recognition of these differences, and to help ensure that new development is compatible with its surroundings, this section establishes two subareas; the Village Core Subarea and the General Village Subarea.

a) Village Core Subarea

For the purposes of this Ordinance, the Village Core Subarea is defined as that area generally bounded on the north by the northern boundary of the properties to the north of Sycamore Street, on the south by the southern boundary of the properties south of Old Hillsboro Road, on the west by the properties at the western terminus of Sycamore Street, and on the east by the intersection of Floyd Road with Old Hillsboro Road.

b) General Village Subarea

For the purposes of this Ordinance, the General Village Subarea is defined as that area located outside the Village Core Subarea, but within the boundary of the Leiper's Fork Village District.

c) Village Core Subarea Map

Figure 10.02-B: Leiper's Fork Village Core Subarea illustrates the boundaries of the Village Core Subarea.

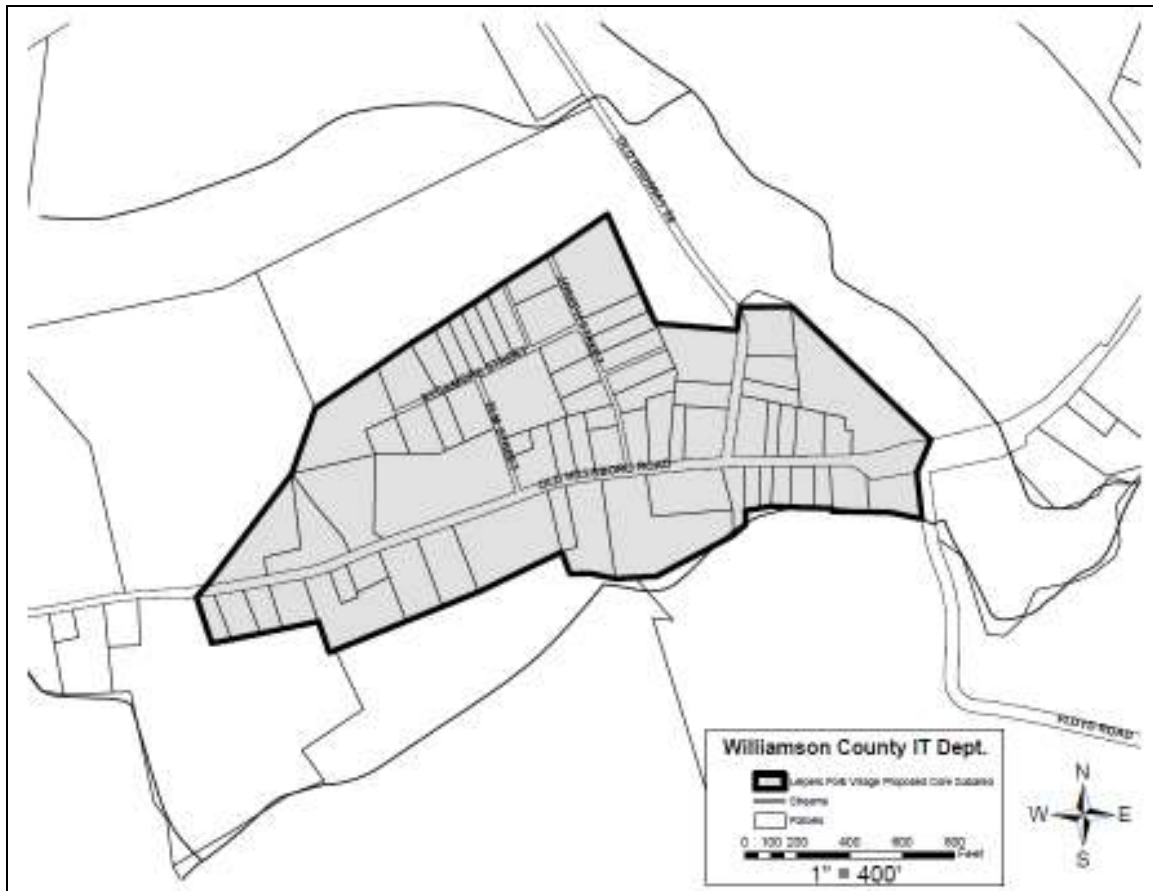


Figure 10.02-B: Leiper's Fork Village Core Subarea

(3) Village Core Subarea Standards

a) Dimensional Standards

- i. Table 10.02-15 establishes the dimensional standards for the Village Core Subarea.
- ii. Additional standards related to accessory uses are located in Section 11.04, Accessory Uses and Structures.

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TABLE 10.02-15 : DIMENSIONAL STANDARDS FOR THE VILLAGE CORE SUBAREA		
Dimensional Standards	Residential Structures	Nonresidential Structures
Minimum Lot Area	10,000 square feet	N/A
Max. Gross Res. Density	4 units per acre	N/A
Minimum Lot Width	40 feet	40 feet
Front Yard Setback	20 feet 40 feet maximum	5 feet 25 feet maximum ¹
Side Yard Setback	5 feet 20 feet on corner lot	0 feet 10 feet on corner lot
Rear Yard Setback	30 feet	30 feet
Maximum Building Size	N/A	7,500 square feet ¹
Maximum Height	2 stories	2 stories
¹ The maximum Front Yard Setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities.		

b) Contextual Design Standards

- i. The minimum lot area, minimum lot width, front yard setback and side yard setback may be reduced if the average lot area, lot width, front yard setback and/or side yard setback along the same block face and within 200 feet of the subject lot are smaller than those required in Table 10.02-15: Dimensional Standards for the Village Core Subarea.
- ii. The minimum lot area, minimum lot width, front yard setback and side yard setback shall not be reduced below the average of all lots on the same block face within 200 feet of the subject lot.
- iii. No principal building shall be constructed where the front façade is more than 50 percent wider than the average width of principal buildings along the block face and within 200 feet of the subject lot.
- iv. Where the building façade is wider than 60 feet, the façade shall be broken up into increments not exceeding this width by varying setbacks, roof forms, materials, etc.
- v. New buildings shall be oriented towards the street rather than the parking area and shall provide at least one entrance on the street-facing façade.

c) Parking Standards

- i. The number of parking spaces required as outlined in Article 17.06, may be reduced by up to 50 percent for uses within the Village Core Subarea.
- ii. New off-street parking areas must be located to the side or rear of buildings and may be no closer to the street than the building's edge.
- iii. On-street parking is permitted, subject to approval by the County Highway Department or the Tennessee Department of Transportation (TDOT), as applicable.

(4) General Village Subarea Standards

a) Dimensional Standards

- i. Table 10.02-16 establishes the dimensional standards for the General Village Subarea.
- ii. Additional standards related to accessory uses are located in Section 11.04, Accessory Uses and Structures.

TABLE 10.02-16: DIMENSIONAL STANDARDS FOR THE GENERAL VILLAGE SUBAREA

Dimensional Standards	Residential Structures	Nonresidential Structures
Minimum Lot Area	1 Acre	1 Acre
Max. Gross Res. Density	2 units per acre	N/A
Minimum Lot Width	75 feet	100 feet
Front Yard Setback	30 feet	50 feet
Side Yard Setback	20 feet	25 feet
Rear Yard Setback	30 feet	30 feet
Maximum Building Size	N/A	7,500 square feet ¹
Maximum Height	2 stories	2 stories

¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.

b) Contextual Design Standards

i. Lot Area

- A.** The minimum lot area may be reduced if the average lot area of all lots on the same block face within 400 feet of the subject lot is smaller than that required by Table

10.02-16: Dimensional Standards for the General Village Subarea.

- B.** The minimum lot area shall not be reduced below the average lot area of all lots on the same block face within 400 feet of the subject lot.

ii. Lot Width

- A.** The minimum lot width may be reduced if the average lot width of all lots on the same block face within 400 feet of the subject lot is smaller than that required by Table 10.02-16: Dimensional Standards for the General Village Subarea.
- B.** The minimum lot width shall not be reduced below the average lot width of all lots on the same block face within 400 feet of the subject lot.

iii. Front and Side Yard Setbacks

- A.** The minimum front and side yard setbacks may be reduced if the average front or side yard setbacks of buildings along the same block face within 400 feet of the subject lot is smaller than that required by Table 10.02-16: Dimensional Standards for the General Village Subarea.
- B.** The minimum front and side yard setbacks shall not be reduced below the average front or side yard setbacks of all lots on the same block face within 400 feet of the subject lot.

iv. Open Space

There shall be a minimum of 25% open space required in all traditional subdivisions.